



Planning Methodology Diagram
 Ingleside/Warriewood Urban Land Release Area

The environmental studies have identified and located the constraints and opportunities for urban development imposed by the existing physical and cultural environment of the release area. These studies have also provided planning guidelines and management strategies that aim to reduce the impact of urban development on the environment of the release area.

In particular, four key environmental studies (Urban Land Capability, Vegetation Conservation, Fauna Conservation and Visual Impact) have each classified and mapped land areas according to their suitability for urban land uses. These four studies mapped land on a classification based approach with Class A (or 1) lands being the most suitable for urban purposes while Class E (or 5) lands comprised high environmental constraints and hence was of minimal urban development potential.

These four studies provide the basis for determining the development capability of land in the release area. The remaining environmental studies (Aboriginal Heritage, Heritage & Contaminated Land), prescribe actions and controls to be undertaken to facilitate development rather than a broadscale limitations on development types.

When the classification maps of each of the four environmental studies (Urban Land Capability, Vegetation Conservation, Fauna Conservation and Visual Impact) are overlaid, a composite capability map is produced. This map consists of a large number of areas each of which have a particular combination of classes from each of the four studies which classify development capability.

The draft Land Use Policy Set document provides a basis for allocating land uses to areas with a particular combination of capability classes from the environmental studies. This document describes the possible range of land uses for the release area and provides policies that may exclude certain land uses from areas with capability classes considered unsuitable for those uses. The policies enable preferred land uses to be allocated to areas where these uses are sustainable, and suitable, based on sound principles of ecological planning.

The individual areas on the composite map which have a similar range of preferred land uses will also have a similar potential for development. Hence, a Development Capability Map may be produced by grouping these individual areas where they have similar ability to support development or conservation land uses.

A Development Capability Map for the release area which comprises six classes of land has been produced:-

- Class 1 - High development capability
- Class 2 - Medium high development capability
- Class 3 - Medium development capability
- Class 4 - Restricted development capability
- Class 5 - Low development capability (conservation value)
- Class 6 - Minimal development capability (high conservation value).